

**TOWN OF CLAVERACK
PLANNING BOARD
Minutes for April 5, 2010
7:00 p.m.**

APPROVED May 3, 2010

Acting Chairperson Judy Zink called the April 5, 2010 meeting of the Town of Claverack Planning Board to order at 7:00 p.m.

Members in attendance were:

Acting Chairperson Judy Zink, Caren Mahar, Stephen Hook, Nathan Chess, Engineer; Joe Romano, Attorney; Barrett Mack, Secretary; Jodi Keyser.

Absent with regrets:

Chairman Jay Brousseau, Virginia Ambrose, Daniel Northrup

Correspondence

None received

Board members reviewed the draft Minutes of the March 1, 2010 meeting.

Motion to approve the March 1, 2010 minutes as written was made by Caren Mahar with a second from Stephen Hook. All members were in favor. Motion carried.

Continuing Cases:

Haley, Joe & Diane Subdivision: 40 acres from 150 acres located at 391 Carpenter Rd.

Mr. Haley and surveyor Peter Van Alstyne were present for the application. Mr. Van Alstyne submitted a letter from VA Solutions attesting to the suitability of soil tests for septic sites. Mr. Van Alstyne reviewed the application for the Board. Mr. Haley has purchased 150 +/- acres of property from the Tipple family farm, Tip-top-T farm. Mr. Haley is merging 111 acres of the property to his existing 19.2 acres and will sell the remaining parcels 1A and 1B consisting of approximately 40 acres back to the Tipple family. Barrett Mack stated that Rob Fitzsimmons has reviewed the merger deed and found it to be satisfactory. Soil tests for septic on Parcel 1A proved feasible as per submitted letter from VA Solutions the independent engineering firm hired by Mr. Van Alstyne. Mr. Van Alstyne also submitted a curb cut approval from Columbia County DOT for a driveway north of the original farm access. Nathan Chess reminded Mr. Van Alstyne of his request to add the agreement between Mr. Haley and the Columbia Land Conservancy if Mr. Haley was in agreement. Nathan Chess continued that he understood that this document was not a requirement and neither would it hold up approval of the subdivision, but would be for file only. Mr. Haley stated that the agreement between the Columbia Land Conservancy and himself is not yet finalized but he would be accepting of submitting a copy of this agreement.

Motion for Negative Declaration regarding SEQRA was made by Caren Mahar with a second from Stephen Hook. All members were in favor. Motion carried.

Motion to approve Class 1 Boundary Line Adjustment and Minor 2-lot subdivision was made by Caren Mahar with a second from Nathan Chess. All members were in favor. Motion carried. Maps were stamped and signed. Mr. Haley paid the final fees of \$150.00 with a personal check.

Meyers, Willard & Penelope BLA: Boundary Line Adjustment on Wilmon Road. Tax Map (SBL) 120-1-6.1. Adjustment of a previously approved Boundary Line Adjustment.

Mr. Tomaso was present for the application. Barrett Mack informed the Board members that Rob Fitzsimmons has not yet reviewed the newly rewritten deeds but the application could be approved pending this item. Mr. Tomaso informed the Board that Attorney Carl Whitbeck rewrote the deeds. Barrett Mack stated that there should not be a problem with the deeds. Acting Chairperson Judy Zink opened the meeting to public comment at 7:25 p.m. No comments. Acting Chairperson Judy Zink closed the public comment at 7:25 p.m.

Motion for Negative Declaration regarding SEQRA was made by Nathan Chess with a second from Caren Mahar. All in favor. Motion carried.

Motion to approve Class 1 Boundary Line Adjustment contingent on Rob Fitzsimmons approval of the rewritten deeds was made by Stephen Hook with a second from Caren Mahar. All members were in favor. Motion carried

Maps were stamped and signed. Mr. Tomaso paid the application fee and final fees amounting to \$300.00 by business check.

CloverHills/ Milligan/Birch Builders Subdivision: 10-parcel subdivision located on Rte.9-H.

Mr. Bob Titus was present for the application. Mr. Titus submitted new Site Plan maps and noted that he moved the K-turn and that he has added the reverse swell and additional culvert as notes on the maps but not in the Resolution. Barrett Mack informed the Board that these items could be added to the Final Resolution. Mr. Titus wrote these items into page 2 of the SEQRA Resolution. Mr. Titus stated that the Approved Subdivision Plat was missing from this new set of Subdivision Maps. Barrett Mack informed the Board that the application will go to the Town Board for approval prior to Planning Board stamping and the Resolutions for Subdivision and SEQRA can be approved by the Planning Board subject to Town Board approval. Joe Romano reminded the Board that the original SEQRA was approved by the Planning Board at 15-lots and the application is now a 10-lot subdivision. Mr. Titus was advised to contact Town Clerk MaryJean Hoose to be added to the next Town Board meeting, which is Wednesday, April 7, 2010. Mr. Titus stated that he would contact the Town office but due to the close proximity of the meetings he may wait until the May Town of Claverack Board meeting.

Motion for Negative Declaration with regard to SEQRA and approval of the SEQRA Resolution was made by Nathan Chess with a second from Caren Mahar. All members were in favor. Motion carried.

Motion to approve Final Subdivision Plat Resolution was made by Caren Mahar with a second from Stephen Hook. All members were in favor. Motion carried.

Barrett Mack stated that the Town Board would make a determination and send the application back to the Planning Board for stamping and signing. Barrett Mack continued that the Town Board will determine the final fees.

Motion to adjourn the meeting was made by Stephen Hook with a second from Nathan Chess. All members were in favor. Motion carried. Meeting adjourned at 7:53 p.m.

Respectfully submitted,
Jodi Keyser
Secretary